



# City Council of Royse City, Texas

## AGENDA-SPECIAL COUNCIL MEETING

**Tuesday, November 19, 2019 – 7:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

\* Prior to the Regular Council Meeting, at 6:00 pm a quorum of Council Members may or may not attend a social gathering. No action of the City Council will take place at this gathering. Council Chambers will be open to the public.

Janet Nichol	Mayor
Mike Holder	Place 1
Clay Ellis	Mayor Pro Tem, Place 2
Bruce Bradley	Place 3
Matt Wheatley	Place 4
James Branch	Place 5
Tom Crowley	Place 6
Carl Alsabrook	City Manager
Deborah Sorensen	City Secretary
Jason Day	City Attorney

The City of Royse City reserves the right to realign order of agenda at any time prior to adjournment. If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the "Act"), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sections and purposes:

- Texas Government Code Section
- §551.071 – Private consultation with the attorney for the City of Royse City
- §551.072 – Discussing purchase, exchange, lease or value of real property
- §551.073 – Discussing gifts and donations
- §551.074 – Discussing personnel matters
- §551.087 – Discussing economic development negotiations

The Mayor and Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Chambers to respond to a page or to conduct a phone conversation.

### A. CALL TO ORDER

Announce the presence of a quorum.

### B. INVOCATION AND PLEDGE OF ALLEGIANCE

### C. CITIZENS PARTICIPATION

This Period is reserved for citizens to discuss items not listed on the printed agenda, (persons may have three (3) minutes to address the council) however, by law, no action or discussion may be taken on these items. Council may only respond with specific factual information, recite existing policy, direct citizen to city staff or have the item placed on a future agenda.

### D. RECESS CITY COUNCIL MEETING

**E. PUBLIC HEARING**

1. Take testimony concerning assessments to be levied against certain assessable property within Improvement Area #2 and Improvement Area #3 of the Waterscape Public Improvement District.
2. Take testimony concerning voluntary annexations located in Rockwall County: RCAD ID 98683, A218 SC Wright Survey, Tract 4-2, 135.433 acres more or less, situated along Crenshaw Road; RCAD ID 12863, A218 SC Wright Survey, Tract 4-1, 83.22 acres more or less, situated along Crenshaw Road; RCAD ID 71112, A218 SC Wright Survey, Unnamed Tract, 10 acres more or less, situated along Crenshaw Road; and 40 foot right-of-way (R.O.W.) for Crenshaw Road.

**F. CLOSE PUBLIC HEARING**

**G. RECONVENE CITY COUNCIL MEETING**

**H. CONSENT AGENDA**

*All items under Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

1. City Council Minutes: November 12, 2019 Regular Meeting
2. Approval of a Contract with Meals on Wheels Senior Services of Rockwall County for home delivered meals, authorizing the City Manager to sign all documents related thereto.
3. Approval of a Contract with Meals on Wheels Senior Services of Rockwall County to provide meals at the Senior Center, authorizing the City Manager to sign all documents related thereto.
4. Approval of a Contract with P3Works, LLC regarding Waterscape PID and TIRZ Administrative Services, authorizing the City Manager to sign all documents related thereto.

**I. BUSINESS**

1. Consider and act concerning an Ordinance regarding a Final Plat of Burkhart Place, 2.185 acres, situated in the Shelby County School Land Survey, Abstract No. 946, Extraterritorial Jurisdiction (ETJ) of Royse City, Hunt County, Texas, and any matters related thereto.
2. Consider and act concerning an Ordinance regarding a Preliminary Plat of Waterscape, Phase 2A, 46.71 acres, situated in the SC Wright Survey, Abstract No. 218, Extraterritorial Jurisdiction (ETJ) of Royse City, Rockwall County, Texas, and any matters related thereto.
3. Consider and act concerning Ordinance regarding a Final Plat of Waterscape, Phase 2A, 46.71 acres, situated in the SC Wright Survey, Abstract No. 218, Extraterritorial Jurisdiction (ETJ) of Royse City, Rockwall County, Texas, and any matters related thereto.
4. Consider and act concerning an Ordinance Accepting and Approving an Amended and Restated Service and Assessment Plan and Assessment Rolls for the Waterscape Public Improvement District (PID), Levying Special Assessments against Certain Property in the District and Making Certain Findings and Determinations relating to the District, and any matters related thereto.

5. Consider and act concerning a Resolution Approving Amended and Restated Waterscape Public Improvement District (PID) Reimbursement Agreement and Authorizing the City Manager to Execute Agreement, and any matters related thereto.
6. Consider and act concerning an Ordinance Approving the Issuance and Sale of the "City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2019 (Waterscape Public Improvement District Improvement Area #1 Phase #1B Project)" and Approving Various Documents Related to Such Bonds; and any matters related thereto.
7. Consider and act concerning an Ordinance Approving the Issuance and Sale of the "City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2019 (Waterscape Public Improvement District Improvement Area #2 Project)" and Approving Various Documents Related to Such Bonds; and any matters related thereto.
8. Consider and act concerning an Ordinance regarding Annexation of 228.65 acres, more or less, situated along Crenshaw, in Rockwall County, Texas, also known as Waterscape Phase 2 & Phase 3, and setting zoning as Planned Development, and any matters related thereto.
9. Consider and act concerning an Ordinance Approving Final Tax Increment Reinvestment Zone (TIRZ) Plan, and any matters related thereto.

**J. RECESS CITY COUNCIL MEETING**

**K. EXECUTIVE SESSION**

Recess into Closed Session in compliance with Section §551.001 etseq. Texas Government Code, to wit:

Section §551.071 - Private consultation with the City Attorney

1. Discussion with City Attorney regarding Vista Oaks Subdivision Improvement Agreement.

**L. CLOSE EXECUTIVE SESSION**

**M. RECONVENE CITY COUNCIL MEETING**

1. Further discussion and possible action from Executive Session concerning Vista Oaks Subdivision Improvement Agreement, and any matters related thereto.

**N. FUTURE AGENDA ITEMS**

1. Consider and/or action to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

**O. ADJOURN**

**CERTIFICATION**

I do hereby certify that this Public Meeting Notice was posted on the outside bulletin board, at the front entrance of City Hall of the City of Royse City, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

**Posted November 15, 2019 by 12:00 pm and remained so posted at least 72 hours before said meeting was convened.**

Deborah Sorensen, TRMC, MMC City Secretary

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS**

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact:**

**City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.**

***NOTE:*** The City of Royse City, Texas meets regularly on the second and fourth Tuesday night of each month at 7:00 pm. The Council follows a printed Agenda for official action. ***Any individual desiring official action should submit his/her request to the office of the City Manager not later than fifteen (15) days prior to the Council Meeting.***